

# ONE UNION SQUARE

Class A office building in Seattle takes an innovative approach to energy savings through Pay for Performance.

Washington Holdings, part owner of One Union Square, focuses on energy efficiency, while delivering an exceptional space to tenants. Pay for Performance (P4P), the Seattle City Light pilot program launched in April 2013, was a natural fit for the company and their sustainability efforts.

P4P provided One Union Square with the flexibility to implement all the high-value, high-return projects they had planned—and then paid annual incentives based on the building's actual energy use. The measures One Union Square implemented made a noticeable difference: over the three-year period of the pilot program, they reduced their energy consumption by an impressive 18%. The company hopes their successful P4P experience inspires other customers to promote energy efficiency in their own buildings.

**Seattle City Light paid a total of \$720,000 in incentives to One Union Square during the pilot program.**

“I was really excited about the program's flexibility, which allowed our team to brainstorm ideas for saving energy. Every measure knocked our consumption down a notch, and every month became our best month ever.”

**RICK MOCK**

Director of Facilities, Washington Holdings

## QUESTIONS?

**(206) 684-3800**

**CONTACT AN  
ENERGY ADVISOR**

## ABOUT ONE UNION SQUARE

- Located at 600 University Street
- 36 floors / 664,937 square feet
- Completed in 1981
- LEED Platinum certified in 2015

## MEASURES IMPLEMENTED DURING PILOT (2013–2016)

- Re-commissioned HVAC system, VAV boxes and zones
- Upgraded lighting to LED, HVAC ductwork and diffusers, DDC and variable flow chilled water pump system
- Installed new cooling tower, AHU cooling coils and valves and condenser water control valves



**Seattle City Light**

[energysolutions.seattle.gov/p4p](http://energysolutions.seattle.gov/p4p)

P4P PILOT PROGRAM WITH ONE UNION SQUARE	
Energy use at start of project	9,000,000 kWh per year
Total amount of energy saved	3,231,732 kWh
<b>Total energy cost savings*</b>	<b>\$225,000</b>

*\*Cost savings after completion of pilot program, calculated using actual customer rate of \$0.07 per kWh (rate code for Medium & Large Commercial Service Rate Class).*

## About Pay for Performance (P4P)

One of the first utilities in the country to run a P4P pilot program, Seattle City Light is now rolling out a full-fledged deep retrofit program to all eligible commercial buildings.

P4P offers customers the potential for greater savings through ongoing annual payments. These payments are based on whole-building energy savings—instead of a one-time rebate on a list of approved measures. Through this financial incentive structure, building owners are empowered to find effective ways to improve their energy use in different areas, including operations, maintenance, and behavioral changes.

## Incentives for energy conservation

To help customers reduce their electricity use, Seattle City Light offers financial incentives that include P4P and rebates. Customers that increase their energy efficiency can realize improved building performance and reduced operating costs, while contributing to a sustainable future. Smart energy use also helps us conserve our hydroelectric resources and avoid the expense of building new power plants or buying electricity on the open market.

## For more information

To learn if the P4P program is right for your commercial building, contact an Energy Advisor at (206) 684-3800 or [SCLEnergyAdvisor@seattle.gov](mailto:SCLEnergyAdvisor@seattle.gov), or visit [energysolutions.seattle.gov/p4p](http://energysolutions.seattle.gov/p4p).



One Union Square, 600 University Street, Seattle



Seattle City Light is dedicated to delivering customers affordable, reliable and environmentally responsible electricity services.